



Smeeth Road, Marshland St. James Wisbech PE14 8JF

Welcome to

Smeeth Road, Marshland St. James Wisbech

An opportunity to purchase a 2 bedroom detached bungalow in a village location upgraded by the current owners. Recent upgrades include a new kitchen and bathroom as well as a workshop/garden shed and an electric garage door. The accommodation is spacious and consists 2 large double bedrooms, en-suite, family bathroom, NEW kitchen, NEW utility, lounge/diner and sun lounge. Outside the property has parking for several vehicles, garage with electric door and gardens. For buyers with an eye on living costs, the property comes with solar panels that are owned and will be included in the sale. All windows and doors were replaced in 2023. Viewings recommended to appreciate size of accommodation.





Entrance Hall

Lounge/Diner

22' 2" x 12' 8" (6.76m x 3.86m)

Sun Lounge

13' x 9' 10" (3.96m x 3.00m)

Kitchen

12' 8" x 11' 10" (3.86m x 3.61m)

Utility Room

8' 10" x 7' 10" (2.69m x 2.39m)

Bedroom 1

15' 11" inc fitted wardrobes x 12' 6" (4.85m inc fitted wardrobes x 3.81m)

En-Suite

Bedroom 2

13' 3" x 9' 2" Max (4.04m x 2.79m Max)

Family Bathroom

Outside

Detached Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Smeeth Road, Marshland St. James Wisbech

- Spacious Detached Bungalow
- 2 Large Double Bedrooms
- En-Suite to Bedroom 1
- 2 Reception Rooms
- Replaced Kitchen and Bathroom
- Detached Garage and Gardens
- Solar Panels
- Internal Viewing Highly Recommended

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£315,000



view this property online williamhbrown.co.uk/Property/WSB126445

Directions to this property:

From Wisbech Freedom Bridge roundabout take the Lynn Road signposted Walsoken & Port Area. Head out of Wisbech and at the roundabout with the A47 take the second exit signposted Marshland St James. Continue along and at the "T" junction turn right and follow the road along for approximately 1.5 miles and then turn left onto Smeeth Road. Follow along where the property will be found on your right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB126445 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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